

**CHADDS FORD TOWNSHIP
PLANNING COMMISSION**

Minutes

August 28, 2002

The Planning Commission of Chadds Ford Township met in the Township Building on Wednesday, August 28, 2002. Present were William J. Taylor, Fred Reiter and James Reamer. Also in attendance were J. P. Kelly of Kelly Engineers and Sabina J. Taylor, Secretary Pro tem. The meeting was called to order at 7:30 p.m.

ANNOUNCEMENTS - Mr. Taylor announced that James Urie called to say, because he will now be working in Texas, he is resigning from the Planning Commission. Mr. Urie also said he appreciated the help the members gave him when he was first appointed to the Planning Commission. Mr. Taylor said, on behalf of the Board, he thanked Mr. Urie for his service and wished him success in his new position.

PUBLIC COMMENT - None

MINUTES - The minutes of the July 31, 2002 meeting were approved on a motion by Fred Reiter, seconded by James Reamer

ROBBINS SUBDIVISION - Kathleen Farrell, an attorney representing Susan Robbins, presented the plans for the Robbins property located at the northwest corner of Harvey Road and Route 1. It is proposed to change the property lines so that Lot 2 meets the minimum zoning requirements, and Lot 1 will be increased. The access for Lot 1 is from Harvey Road and the access for Lot 2 is from Atwater Road. Ms. Farrell noted that Susan Robbins has owned Lot 1 since 1983 and has recently purchased Lot 2. No land development is planned at this time. The proposal is for moving the lot line only.

In addition to making Lot 1 larger, moving the lot line will eliminate an encroachment on Lot 2 by a section of a wooden fence currently on Lot 1. Ms. Farrell said that the wooden fence will still encroach on an adjoining property owned by Mr. DeFrank, but he has given written permission, which is not recorded, for this encroachment to continue. Questions were raised regarding whether Mr. DeFrank or Mr. and Mrs. Sipala own the property where the fence will still encroach. Ty Leineweber of Brandywine Valley Engineers said he will research

this and see that the proper information is shown on the plan. Mr. Kelly said, if there is an agreement for the encroachment to continue, it will have to be reviewed and recorded.

There is also a question as to whether or not a right of way exists for access to Route 1. This must be determined and addressed.

Mr. Leinneweber asked that in addition to the waivers that have been requested, they are asking that an additional one be granted for the scale drawing to remain at 1 inch equals sixty feet to allow the plan to be on one sheet.

The list of comments from Kelly Engineers was reviewed by Mr. Leinneweber. Several of the comments relate to the requested waivers with Kelly Engineers recommendations.

It was agreed that the remaining issues will be addressed and the applicant will return to the September Planning Commission meeting for further consideration.

BED AND BREAKFAST ORDINANCE - A draft of this ordinance was reviewed by the Planning Commission members. Some of the comments were:

- < If a property is approved as a bed and breakfast because the building has some architectural or historical significance, it should not be modified. There should be restrictions for any additions, modifications, etc.
- < The 3 square feet for a sign may be too small. It may not be visible from the road. There are no guidelines for sign lighting.
- < Is there a way to include in the ordinance a required review by the Planning Commission for any application for a bed and breakfast?
- < Is there a specific definition for how many bedrooms would be suitable for a bed and breakfast?
- < Should the Board of Supervisors consider an overlay district for bed and breakfast?
- < It was noted that some communities assess an impact fee, but the impact on traffic, sewage, etc. may be minimal and an impact fee would not be necessary.

On a motion by Fred Reiter, seconded by, James Reamer the
meeting adjourned at
8:35 p.m.

Respectfully submitted,



Sabina J. Taylor, Secretary Pro Tem